Planning & Zoning Department
Before the Planning & Zoning Commission
January 8, 2019

STAFF REPORT – PUBLIC HEARING #2

Conditional Use Permit for Sporting Goods Retail in an IL zoning district at 2200 Cortland for Faith Outdoors LLC (CUP 131-19).

Applicant: Faith Outdoors LLC c/o Nathan E. Guy

Property Owner: Cortland, LLC

File No: CUP 131-18

Prepared by: Norman L. Holm
Date: February 20, 2019

Requested Action: Conditional Use Permit

Purpose: Sporting Goods Retail

GENERAL INFORMATION

Status of Applicant: Renter

Existing Zoning: IL (Light Industrial)

Address: 2200 Courtland Place (Canyon County Parcel #R0813050300)

Legal Description: Lot 4, Block 1, Cortland Business Park and a portion of the NW ¼ of Section 216, T3N, R2W, BM

Proposed Use: Sporting Goods Retail

Surrounding Land Use and Zoning:
North- Industrial; IL
South- Industrial; IL
East- Industrial; IL
West- Industrial; IL

Comprehensive Plan Designation: Light Industrial

Zoning and Planning History: This property has been utilized for a variety of Industrial purposes in the past.

Applicable Regulations: Section 10-5-2 Schedule of District Land Use Controls requires a conditional use permit for Sporting Goods Retail use in the IL zone. Chapter 25 sets forth the criteria of approval. These criteria essentially require that the use be compatible with and not adversely affect the livability or appropriate development of the surrounding neighborhood. Section 10-25-4 states the general criteria for approval of a conditional use permit.

SPECIAL INFORMATION

Public Utilities: 8” water main in Cortland Pl., 12” water main in W Karcher Rd.; No sewer mains available to property; 3” irrigation main east side of property.

Public Services: All available. Items of special concern to the fire department prior to development will be emergency vehicle access and turnarounds, and water supply and fire hydrant placement. These issues would be addressed during the building occupancy and permitting process.

Transportation: The property has access from Cortland Pl. via W Karcher Rd.

Environmental: In my mind the location is ideal for the proposed use.

Correspondence: As of the date of this memo no area property owners, businesses, or residents have expressed any opposition to or support for the requested conditional use permit.

Physical Site Characteristics: Existing building.

Parking: Adequate off-street parking was previously provided on the property to satisfy code required parking spaces.

STAFF FINDINGS & DISCUSSION

As of this date of this report staff has not received any expressions of support for or opposition to the proposed Sporting Goods retail use of a portion of the building.

From a land use standpoint, the location is shown on the comprehensive plan for Light Industrial land use and the requested sporting goods shop is an eligible conditional use in the IL zone. This type of retail business would fit in well with the surrounding area since neighboring properties are operating similar light industrial/commercial uses.
With regards to the conditional use permit, in my opinion use of the property for a retail Sporting Goods shop will be compatible with the surrounding commercial/industrial neighborhood if the specified conditions of approval are complied with. In reference to the required findings the following are provided:

1) The location, size and design and operating characteristics of the proposed retail Sporting Goods shop will be compatible with and will not adversely affect the livability or appropriate development of the abutting properties and the surrounding neighborhood if the below conditions are adhered to in the use of the property.
2) The location, design, and site planning of the proposed retail Sporting Goods shop will be as attractive as the nature of the use and its location and setting warrants.
3) The proposed retail Sporting Goods shop will enhance the successful operation of the surrounding developing area in its basic community function and provide an essential service to the community or region.

SUGGESTED CONDITIONS OF APPROVAL

If the Commission determines to allow the retail Sporting Goods shop shop the following conditions are recommended:

1) All requirements of the Nampa Planning, Building, Engineering, and Fire Departments as well as state, or federal agencies regarding use of the property for a retail Sporting Goods shop shall be satisfied prior to occupancy.
2) The change of use may require approval and issuance of a building permit and compliance with applicable fire and building code requirements pertaining to a retail Sporting Goods shop.
3) The conditional use permit shall be issued only for a retail Sporting Goods shop.
4) The property shall be continuously maintained in conformance with weed and nuisance ordinance provisions.
5) The conditional use permit is granted only to the property for the duration of the use and shall not be transferable to any other location.
6) Any other conditions recommended by the Commission following public hearing.

ATTACHMENTS

1) Application (Page 4)
2) Vicinity map (Page 5)
3) Aerial photo of lot and neighborhood (Page 6)
4) Birds eye view of parcel (Page 7)
5) Cortland Business Park lease space information (Pages 8-10)
6) Agency and other correspondence (Pages 11-12)
APPLICATION FOR CONDITIONAL USE PERMIT
PLANNING AND ZONING DEPARTMENT
411 3RD STREET S., NAMPA, IDAHO 83651  P: (208) 468-4487 F: (208) 465-2261
Nonrefundable Fee: $234.00 (1 acre or less)  Nonrefundable Fee: $463.00 (more than 1 acre)

Applicant Name
Faith Outdoors LLC C/O Nathan E. Guy
Street Address
8375 deer sky ranch trail
City  Nampa  State  ID  Zip Code
Nampa  ID  83686

Property Owner Name
Cortland, LLC
Street Address
755 W. Front Street, Suite 300
City  Boise  State  ID  Zip Code
Boise  ID  83702

Applicant's interest in property:  ( ) Own  ( ) Rent  ( ) Other

ADDRESS OF SUBJECT PROPERTY:
2204 Cortland Pl #220 Nampa ID 83687

Please provide the following REQUIRED DOCUMENTATION to complete the CUP
☐ A copy of one of the following: Warranty Deed  Proof Of Option  Earnest Money Agreement
☑ A sketch drawing of the site & any adjacent property affected, showing all existing & proposed
locations of streets, easements, property lines, uses, structures, driveways, pedestrian walks, off-street
parking & off-street loading facilities and landscaped areas, preliminary or final building plans & building
elevations, together with any other information considered pertinent to the determination of this matter.
☑ Signed & Notarized Affidavit of Legal Interest (attached). Form must be completed by the legal
owner (If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to
show that the person signing is an authorized agent)
☐ Original Legal description of property AND a legible WORD formatted document. (Must have for final
recording) Old or illegible title documents will need to be retyped in a WORD formatted document.

Project Description
☑ State (or attach a letter stating) the reason for the proposed Conditional Use Permit: See Attached

Dated this  7 day of  Jan  , 2019

Applicant Signature

NOTICE TO APPLICANT
This application will be referred to the Nampa Planning Commission for its consideration. The Planning Commission shall hold a
public hearing on the application and it shall be granted or denied. Notice of public hearing must be published in the Idaho Press
Tribune 15 days prior to said hearing. Notice shall also be posted on the premises not less than 1 week prior to the hearing. Hearing
notices will also be mailed to property owners or purchasers of record within 300 feet of the subject property. You will be given notice
of the public hearing and should be present to answer any questions.

If a Conditional Use Permit is granted by the Planning Commission, it shall not become effective until after an elapsed period of 15
days from the date of Planning Commission action. During this time any interested person may appeal the action to the City Council.
You will be notified of any pending appeals.

If the conditional use permit is denied by the Planning Commission, you may appeal the decision to the City Council within 15 days
from the date such action is taken by the Planning Commission. At the time the Conditional use permit becomes effective you will be
sent a document which constitutes an official "Conditional Use Permit". This document will enumerate the conditions attached to the
issuance of the permit and state the consequences of failure to comply.

OFFICE USE ONLY
FILE NUMBER:  CUP - 131 - 2019  PROJECT NAME: Sporting Good Retail - IL Zone
Conditional Use Permit for a Sporting Goods Retail Business in an IL Zone

CUP-00131-2019

2/8/2019

Visit Planning & Zoning at cityofnampa.us for more info.
INDUSTRIAL SPACE FOR LEASE
CORTLAND BUSINESS PARK
2204 CORTLAND PLACE • NAMPA, IDAHO 83687

CONTACT:
Devin Pierce, SIOR
Ph: 208.947.0850
devin@tokcommercial.com

Dan Minnaert, SIOR, CCIM
Ph: 208.947.0845
dan@tokcommercial.com

Chris Baird
Ph: 208.947.5508
cbaird@tokcommercial.com

PROPERTY INFORMATION:
Submarket: Nampa
Available: February 1, 2019
Bldg Type: Concrete Block
Bldg Size: 5,880 SF
Clear Height: 14’
Grade Level: 1 per unit

Power: 110-220
Zoning: Light Industrial
Parking: 3/1,000
Lease Term: 1-5 Years
Lease Type: NNN
Est. NNN: $0.195

AVAILABLE SPACE:

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LISTING COMMENTS:
Located on the south side of Karcher Road, west of Northside Blvd.
Units include air conditioned office space & heated warehouse.
Overhead roll-up in warehouse area (10’x 10’).
Paved parking area and landscaping.
Gas & electric metered to each unit.
Fenced storage yard.

Updated: 11/13/2018

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

tokcommercial.com
INDUSTRIAL SPACE FOR LEASE
CORTLAND BUSINESS PARK
2204 CORTLAND PLACE • NAMPA, IDAHO 83687

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Date: January 25, 2019
Rev:
To: Planning and Zoning
Cc: Daniel Badger, P.E., City Engineer
Cc: Tom Points, P. E., Nampa City Public Works Director
Cc:
From: Jim Brooks – Engineering Division
Subject: Retail Sporting Goods sales in an IL Zoning District
Applicant: Faith Outdoors, LLC. represented by Nathan F. Guy
Applicant Address: 8375 Deer Sky Ranch Trail, Nampa, Idaho 83686
Owner: Cortland, LLC.
Owner Address: 755 W. Front Street, Ste. 300, Boise, Idaho 83702
Parcel Address: 2200 Cortland Place, Nampa, Idaho 83687

CUP-00131-2019 for the February 26, 2019 Planning & Zoning Meeting

The Engineering Division does not oppose granting of this Conditional Use Permit.
Shellie Lopez

From: Shellie Lopez [mailto: lopezs@cityofnampa.us]
Sent: Friday, January 11, 2019 1:51 PM
Subject: Sporting Goods Retail in an IL Zone (CUP-00131-2019)

Good Afternoon, 🌞

Re: CUP-00131-2019

Faith Outdoors LLC has requested a Conditional Use Permit for Sporting Goods Retail in an IL (Light Industrial) zoning district at 2200 Cortland Place (Lots 3 and 4, Block 1, Cortland Business Park in the NW ¼ of Section 16, T3N, R2W, BM).

This application will go before the Planning and Zoning Commission as a public hearing item on the February 26, 2019 agenda.

Please find attached the CUP-00131-2019 file for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than February 13, 2019.

Thank you & Have a great weekend!

Shellie A. Lopez, Planning Administrative Specialist
O: 208.468.4487, F: 208.468.5439
411 3rd Street South, Nampa, ID 83651
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